



Center Highlights

Located in affluent Oro Valley, this center is anchored by a Wal-Mart Neighborhood Market. The center is located at the SWC of Magee Rd and Oracle Rd, adjacent to Oracle Crossing Shopping Center anchored by Kohl's, Sprouts and many other regional and national retailers. The surrounding trade area boasts a high income and well educated population. This center is strategically positioned to serve these customers.

Center Address: Magee Rd & Oracle Rd

City/State: Oro Valley, AZ

Population: 3 mile radius – 39,585 people

Avg. Household Income: \$83,713

Traffic Counts: Magee Rd & Oracle Rd - 77,981

Property Size: 88,665 sq. ft.

Latitude/Longitude: 32.350475 N, -110.976682 W

Leasing Executive

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Property Manager

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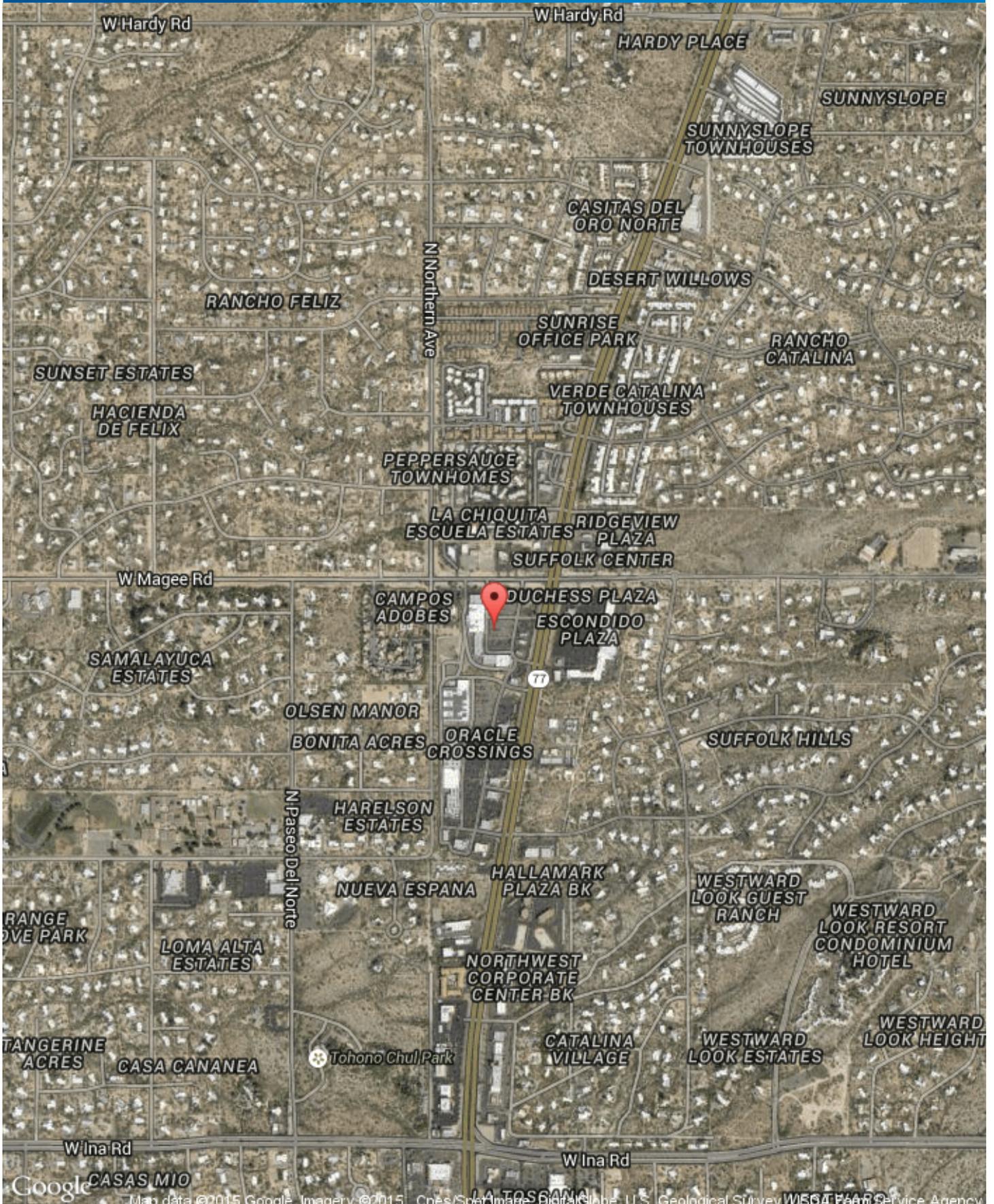
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TENANT LIST

A0A	ARIZONA BEDS	2,400 SF
A0C	THE TUTORING CENTER	1,600 SF
A0D	ORO VALLEY HOSPITAL	5,600 SF
A0H	CACTUS QUILT SHOP	2,250 SF
A0J	GLOSS SALON	1,220 SF
A0K	GAMES WORKSHOP	1,125 SF
A0L	PACK N SHIP	1,050 SF
A0M	MERLE NORMAN COSMETICS	1,130 SF
A0N	SUPERCUTS	1,500 SF
A0P	NAIL SALON	1,220 SF
A0U	ANYTIME FITNESS	4,790 SF
A0W	JERRY BOB'S RESTAURANT	2,250 SF
B0A	WAL-MART	45,153 SF
B0H	AVAILABLE (24'10" x 80'6")	2,000 SF
B0K	PLAY IT AGAIN SPORTS	4,000 SF
B0M	MAMA'S PIZZA	2,980 SF
B0R	ALL STATE INSURANCE	1,360 SF
ROC	TACO BELL	2,320 SF
ROB	EEGEE'S	2,031 SF
ROA	KFC	2,676 SF



Summary Report

L570 Entrada de Oro
Oracle Rd at Magee Rd - Tucson, AZ

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -110.976682

Latitude: 32.350475

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	5,275	17,539	39,585	136,170
Average Household Income	\$79,709	\$84,538	\$83,713	\$76,702

Population				
2019 Population	5,427	18,249	41,291	142,914
2014 Population	5,275	17,539	39,585	136,170
2010 Population	5,135	17,079	38,704	131,685
2000 Population	5,070	17,250	38,215	125,529
Absolute Growth 2010 to 2014	2.73%	2.69%	2.28%	3.41%
Projected Growth 2014 to 2019	2.88%	4.05%	4.31%	4.95%

Race & Ethnicity				
% White	79.68%	79.44%	77.44%	71.11%
% Black	1.21%	1.36%	1.67%	1.77%
% Asian	1.89%	2.32%	3.27%	3.25%
% Other	2.29%	2.31%	2.42%	2.74%
% Hispanic	14.92%	14.57%	15.20%	21.12%

Income & Education				
Median Household Income	\$59,673	\$59,244	\$57,838	\$55,245
Average Household Income	\$79,709	\$84,538	\$83,713	\$76,702
% College Graduates	51.97%	52.41%	52.83%	47.19%

Age				
Median Age	49.5	50.3	48.1	42.6
% Age < 18	16.14%	16.22%	17.40%	20.12%
% Age 65 +	25.97%	26.64%	25.46%	19.96%

Households & Housing				
Households	2,381	8,054	18,399	58,433
Average Household Size	2.14	2.13	2.12	2.31
Median Housing Value	\$288,742	\$299,426	\$300,376	\$231,771
% Owner Occupied Housing	55.14%	57.29%	54.06%	59.57%
% Renter Occupied Housing	38.57%	35.29%	37.04%	31.60%
% Vacant Housing	6.28%	7.42%	8.91%	8.84%

Workplace & Workers				
Number of Businesses	291	809	1,470	3,965
Total Number of Employees (FTE)	3,519	10,078	19,533	55,320
% White Collar	78.27%	78.59%	77.74%	71.90%
% Blue Collar	21.73%	21.41%	22.26%	28.10%